



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input checked="" type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Requesting final plat review for subdivision to create two new lots from one existing lot, for a sidewalk waiver and administrative decision for right of way width of Lewis Ave SW and sidewalk width for 8th Street SW		

APPLICATION INFORMATION			
Applicant: Homewise, Inc.		Phone:	
Address: 1301 Silver Road, Building D		Email:	
City: Santa Fe	State: NM	Zip: 87507	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners: Homewise, Inc.	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lot 1	Block: 1	Unit:	
Subdivision/Addition: Apodaca & Sedillo Addition	MRGCD Map No.:	UPC Code: 101405602648822104	
Zone Atlas Page(s): L-14-Z	Existing Zoning: MX-T	Proposed Zoning	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.0849	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1400 8th Street SW	Between: Lewis Avenue SW	and: Bell Avenue SW	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2021-006255 (Sketch Plat PS-2021-000138)			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date:	02/08/2022		
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

FORM V2: Waiver– DRB
Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

- WAIVER – IDO
Interpreter Needed for Meeting? N/A if yes, indicate language:
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
Zone Atlas map with the entire site clearly outlined and labeled
Letter of authorization from the property owner if application is submitted by an agent
Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable.
Scale drawing showing the location of the proposed variance or waiver, as applicable
Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
Office of Neighborhood Coordination neighborhood meeting inquiry response
Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
Completed neighborhood meeting request form(s)
If a meeting was requested/held, copy of sign-in sheet and meeting notes
Required notices with content per IDO Section 14-16-6-4(K)
Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

- WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)
Interpreter Needed for Meeting? if yes, indicate language:
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
Zone Atlas map with the entire site clearly outlined and labeled
Letter of authorization from the property owner if application is submitted by an agent
Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
Drawing showing the easement or right-of-way to be vacated
Required notices with content per IDO Section 14-16-6-4(K)
Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
Proof of Neighborhood Meeting
Proof of emailed notice to affected Neighborhood Association representatives
Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* this step is not required if waiver is to be heard with minor subdivision plat
Sign Posting Agreement - this step is not required if waiver is to be heard with minor subdivision plat


- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
Interpreter Needed for Meeting? if yes, indicate language:
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Zone Atlas map with the entire site clearly outlined and labeled
Letter of authorization from the property owner if application is submitted by an agent
A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
Proof of Neighborhood Meeting

- EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
Interpreter Needed for Meeting? if yes, indicate language:
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Zone Atlas map with the entire site clearly outlined and labeled
Letter of authorization from the property owner if application is submitted by an agent
Letter describing, explaining, and justifying the deferral or extension
Drawing showing the sidewalks subject to the proposed deferral or extension

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: Ryan J. Mulhall	Date: 02/08/2022
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

February 8, 2021

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Lots 1-A and 1-B, Block 1 for Apodaca & Sedillo Addition, being comprised of Lot 1, Block 1 Apodaca & Sedillo Addition

Members of the Board:

Cartesian Surveys is acting as an agent for Homewise, Inc. and requests final plat review of our plat to create two (2) new lots from one (1) existing lot by subdivision of Lot 1, Block 1 Apodaca & Sedillo Addition. We also request a sidewalk waiver along the property frontage with Lewis Ave. SW. The property is located at 1400 8th Street SW between Lewis Avenue SW and Bell Avenue SW. The property is currently zoned as MX-T (Mixed-Use Transition). A sketch plat hearing was held on December 1st, 2021 under project number PR-2021-006255 and the comments from that hearing are addressed below:

ABCWUA

1. The subject parcel(s) have a single existing ABCWUA water and sewer account. Separate accounts for the separate parcels will be required with this subdivision.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
3. An Availability Statement will NOT be required with this project.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.

Noted

6. Utility Plan:
 - a. Provide a utility plan that indicates the location of proposed services.
 - b. Show existing public water and public sewer mains and any associated easements on the utility plan.
7. Infrastructure List:
 - a. Separate services are required. The is most easily completed outside of the infrastructure list process, however, ABCWUA is open to inclusion on an infrastructure list needed for other items.
8. Easements:
 - a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- c. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

Noted

Code Enforcement

- New development and/or new uses must meet all applicable standards and provisions of the IDO-MX-T zone district, the DPM, and other adopted City regulations.
- Property is within CPO-1 Barelás.
- Property is within the Railroad and Spur mapped area.
- Addressing may need to be updated during re-plat process.
- Property is within Main Street and Major Transit corridors.
- Platting action cannot create a nonconformity.
- Reference IDO sections 5-3 Access and Connectivity and 5-4 Subdivision of Land.

Noted

Hydrology

No objection

Note: An approved grading and drainage plan will be required at building permit if any of the following conditions are met: 500cy of grading, 1000 sf of new building or 10000 sf of paving.

Noted

Parks and Recreation

12-01-2021

8th St SW is a Major Collector requiring street trees if new development is applicable per IDO 5-6(B).

Transportation

1. Per ordinance, sidewalk is required on Lewis along site frontage. If unable to provide one, seek sidewalk waiver as part of a separate DRB application.

Our request for a sidewalk waiver is provided on another sheet in this application.

2. Access shall be provided for each separate lot.

Noted, access is available from 8th Street for Lot 1-A and from Lewis Avenue for Lot 1-B

3. A minimum 6-foot wide sidewalk is required along site frontage on 8th Street based on its roadway classification. Site conditions seem to show a wider sidewalk than what is presented on the sketch plat; adjust existing width label as necessary. A slight width waiver could be presented due to any constraints as part of an administrative action. A DRB Determination would need to be made.

Noted, we request an administrative determination for the sidewalk width along 8th street. The concrete sidewalk varies from 5.1 feet to 3.7 feet wide, though the paved surface at that frontage is consistently over the 6 feet requirement for the 8th street right-of-way.

4. 8th Street is a major collector and Lewis is a local street. These shall meet minimum right-of-way standards according to road classification in the DPM. Any deviation should require a Determination from DRB as part of an administrative action.

We request a determination for relief from the DPM required roadway width for Lewis, which is approximately 34 feet wide. See following sheet for justification for administrative determination.

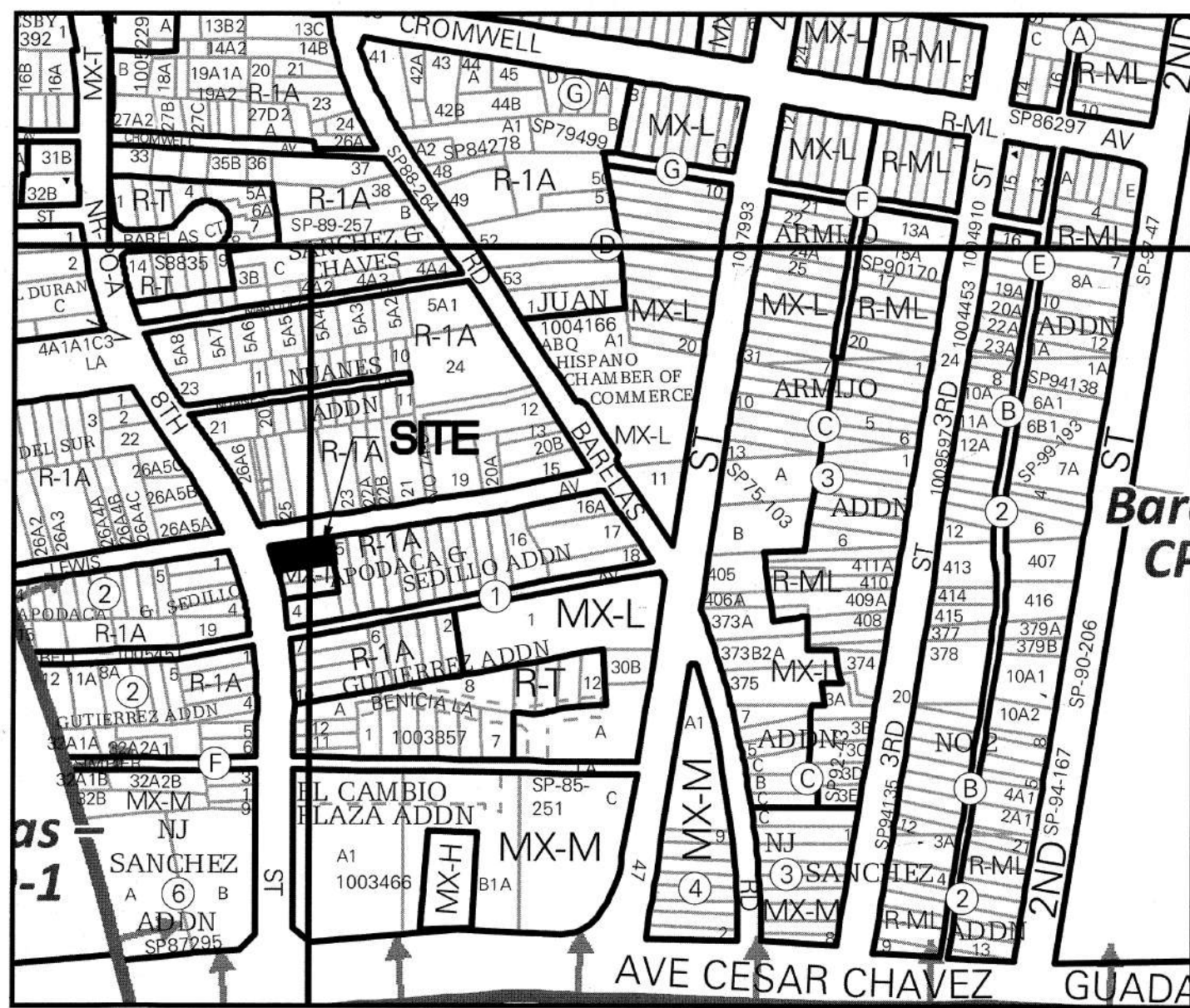
Planning

Plat will require City surveyor, Surveyor and property owner signatures
Provide space for utility and DRB signatures on the plat
The site is within the Barelvas Character Protection Overlay zone

Noted, signatures are provided and space for DRB signatures is available.

Thank you for your time and consideration.

Ryan J. Mulhall



Vicinity Map - Zone Atlas L-14-Z

N.T.S.

Documents

1. PLAT OF APODACA & SEDILLO ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 22, 1937, IN BOOK C2, PAGE 140.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL, 14, 2021, AS DOCUMENT NUMBER 2021044100.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 29, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Apodaca & Sedillo Addition
Owner: Homewise, Inc.
UPC #: 101405602648822104

Purpose of Plat

1. SUBDIVIDE ONE EXISTING LOT INTO TWO NEW LOTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.0849 ACRES
ZONE ATLAS PAGE NO.....L-14-Z
NUMBER OF EXISTING LOTS.....1
NUMBER OF LOTS CREATED.....2
MILES OF FULL-WIDTH STREETS.....0.0000 MILES
MILES OF HALF-WIDTH STREETS.....0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
DATE OF SURVEY.....NOVEMBER 2021

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)

Legal Description

LOT NUMBERED ONE (1) IN BLOCK NUMBERED ONE (1) OF THE APODACA & SEDILLO ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 22, 1937, IN MAP BOOK C2, FOLIO 140.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 101405602648822104

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Lots 1-A and 1-B, Block 1 Apodaca and Sedillo Addition Being Comprised of Lot 1, Block 1 Apodaca and Sedillo Addition City of Albuquerque Bernalillo County, New Mexico December 2021

Project Number: PR-2021-006255

Application Number:

Plat Approvals:

	Feb 7, 2022
PNM Electric Services 	Feb 1, 2022
Qwest Corp. d/b/a CenturyLink QC 	Feb 1, 2022
New Mexico Gas Company 	Feb 1, 2022
Comcast	

City Approvals:

	12/30/2021
City Surveyor	
Traffic Engineer	
ABCWUA	
Parks and Recreation Department	
Code Enforcement 	2/7/2022
City Engineer	
DRB Chairperson, Planning Department	
M.R.G.C.D.	

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271

1/13/2022
Date



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 1 of 3
211833

Easement Notes

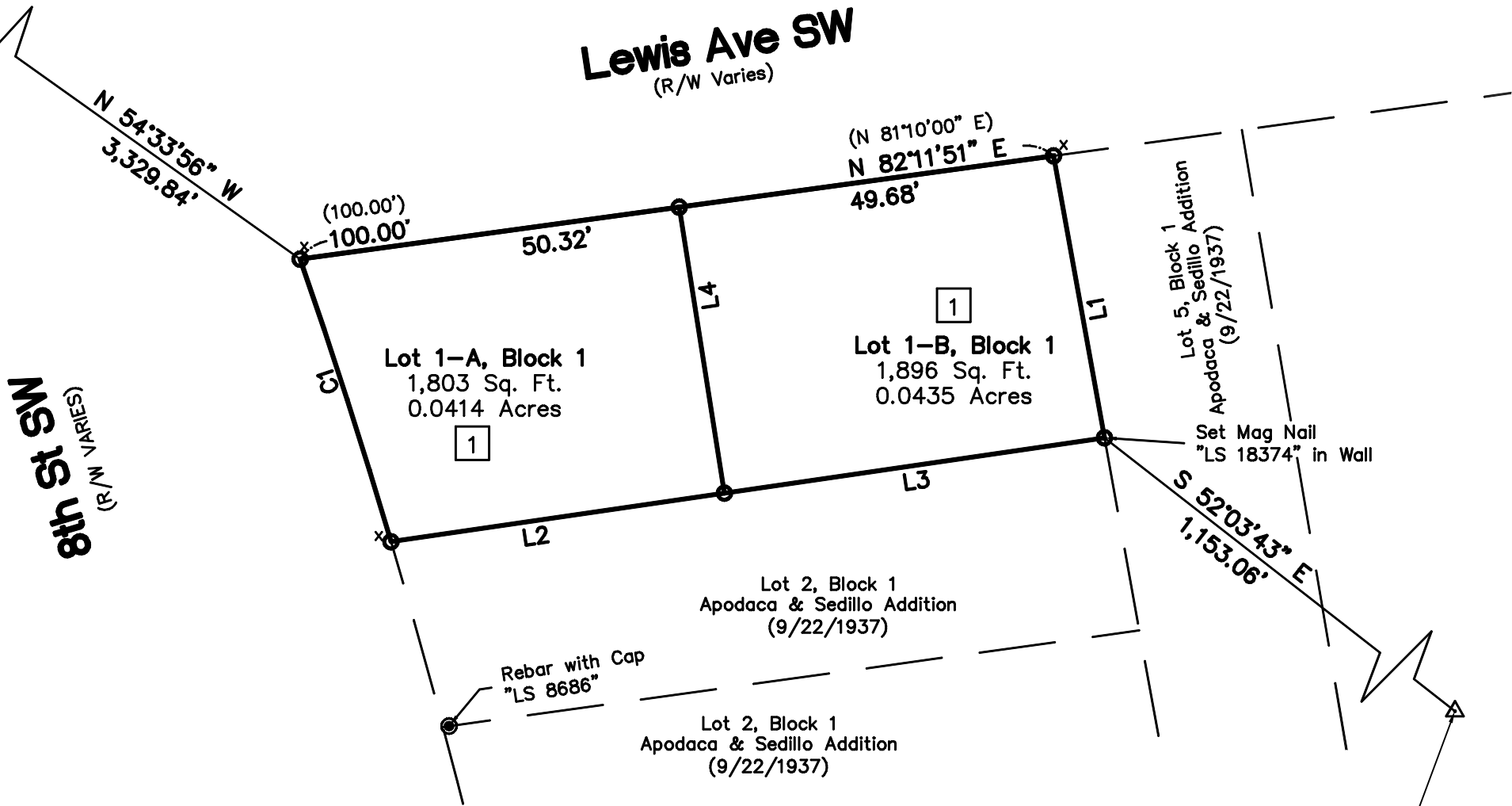
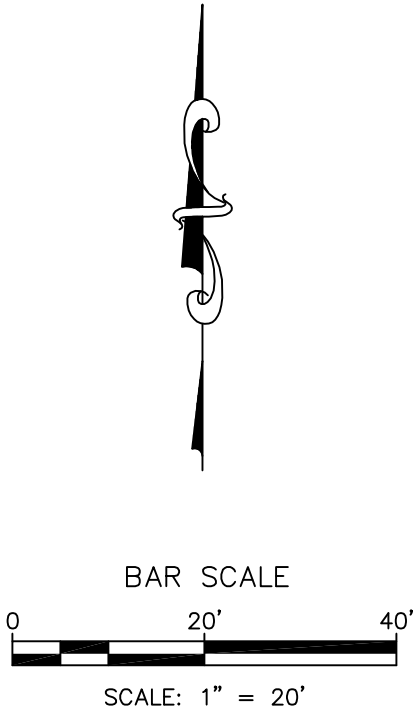
1 CROSS LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING LOTS 1-A AND 1-B, TO BE MAINTAINED BY THE UNDERLYING OWNER, GRANTED WITH THE FILING OF THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.00' (39.00')	861.21'	2°35'42"	39.00'	N 17°51'20" W

Line Table		
Line #	Direction	Length (ft)
L1	S 10°15'42" E (S 08°50'00" E)	37.66' (38.39')
L2	S 81°43'41" W (S 81°10'00" W)	44.29'
L3	S 81°43'41" W (S 81°10'00" W)	50.52'
L4	S 08°59'00" E	38.05'

Plat for
Lots 1-A and 1-B, Block 1
Apodaca and Sedillo Addition
Being Comprised of
Lot 1, Block 1
Apodaca and Sedillo Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2021

ACS Monument "5_K13 "
NAD 1983 CENTRAL ZONE
X=1516146.508 *
Y=1483645.729 *
Z=4956.896 * (NAVD 1988)
G-G=0.999684490
Mapping Angle= -0°14'19.31"
*U.S. SURVEY FEET



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/22/1937, C2-140)
●	FOUND MONUMENT AS INDICATED
○ ^x OR ○	SET CHISELED "X" UNLESS OTHERWISE NOTED

IDO and DPM Waiver Notes

A SIDEWALK WAIVER ALLOWS LEWIS AVENUE SOUTHWEST TO REMAIN WITHOUT A SIDEWALK, RATHER THAN THE REQUIRED 5 FEET, SEE 14-16-(D)(3), FRONTING LOT 1, BLOCK 1 OF APODACA AND SEDILLO ADDITION, AS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 20_____.

AN ADMINISTRATIVE SIDEWALK WIDTH WAIVER FROM REQUIRED DPM STANDARDS FOR SIDEWALK WIDTH OF SIX (6) FEET FOR THE EXISTING 3.7 FOOT SIDEWALK FRONTING LOT 1-A, BLOCK 1 OF APODACA AND SEDILLO ADDITION, WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 20_____.

ACS Monument "10_L14 "
NAD 1983 CENTRAL ZONE
X=1519873.633 *
Y=1480983.635 *
Z=4954.577 * (NAVD 1988)
G-G=0.999683551
Mapping Angle= -0°13'53.32"
*U.S. SURVEY FEET

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Plat for
Lots 1-A and 1-B, Block 1
Apodaca and Sedillo Addition
Being Comprised of
Lot 1, Block 1
Apodaca and Sedillo Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2021

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Sparklight for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- E. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

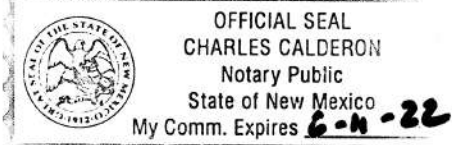
Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Elena Gonzales

2.7.22

ELENA GONZALES, SENIOR DIRECTOR, POLICY & COMMUNITY ENGAGEMENT HOMEWISE, INC. DATE



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7th of February, 2022
BY: ELENA GONZALES, SENIOR DIRECTOR, POLICY & COMMUNITY ENGAGEMENT, HOMEWISE, INC.

By: *Charles Calderon*
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 3 of 3
211833



Vicinity Map - Zone Atlas L-14-Z

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NAD 1983 CENTRAL ZONE
X=1516146.508 *
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Owner: Homewise, Inc.
UPC #: 101405602648822104

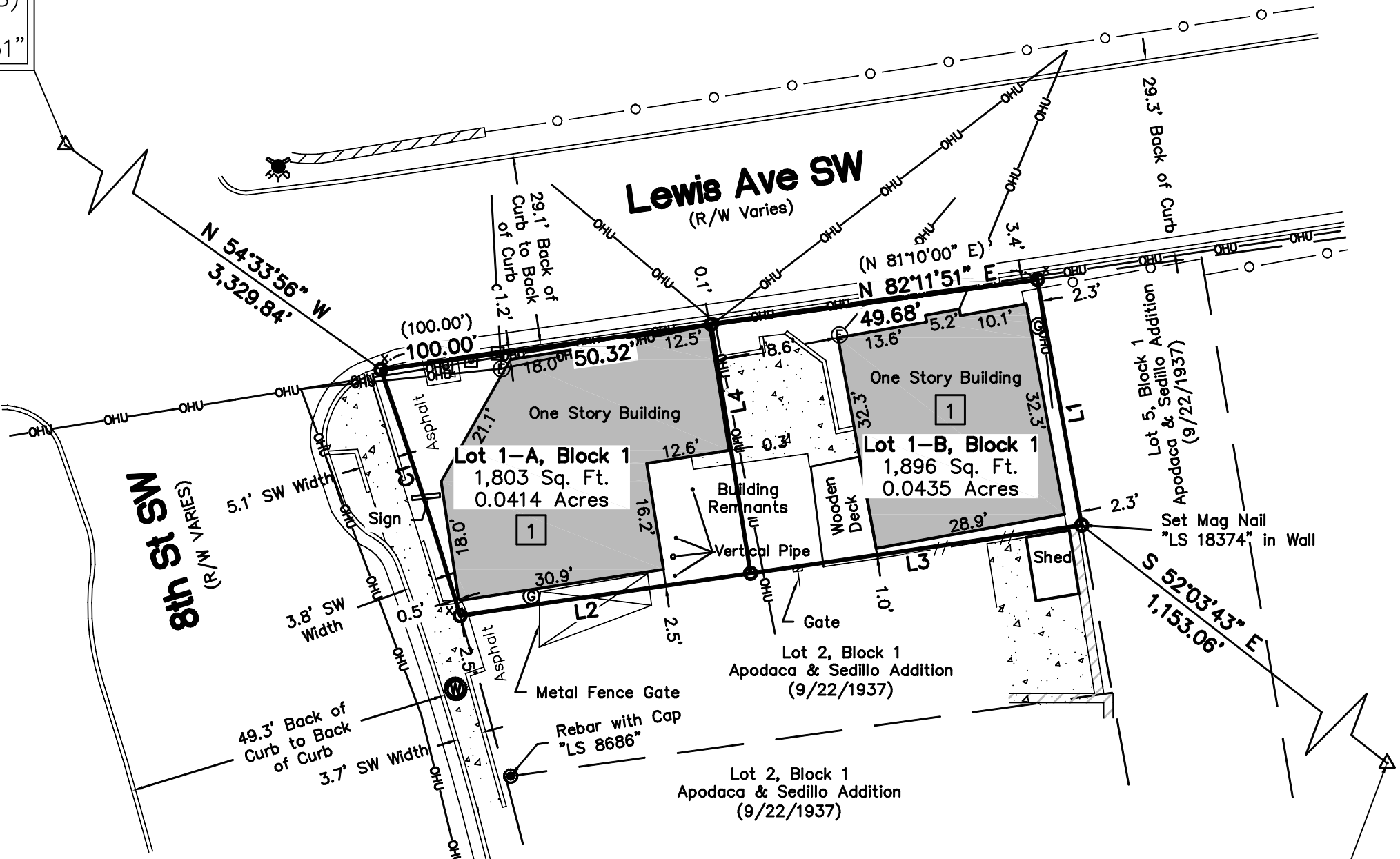
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L4	S 08°59'00" E	38.05'

Easement Notes

- CROSS LOT DRAINAGE EASEMENT BENEFITING LOTS 1-A AND 1-B, TO BE MAINTAINED BY THE UNDERLYING OWNER, GRANTED WITH THE FILING OF THIS PLAT.

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X=1519873.633 *
Y=1480983.635 *
Z=4954.577 * (NAVD 1988)
G-G=0.999683551
Mapping Angle=-0°13'53.32"
*U.S. SURVEY FEET

Sketch Plat for
Lots 1-A and 1-B, Block 1
Apodaca and Sedillo Addition
Being Comprised of
Lot 1, Block 1
Apodaca and Sedillo Addition
City of Albuquerque
Bernalillo County, New Mexico
February 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/22/1937, C2-140)
●	FOUND MONUMENT AS INDICATED
○ ^x OR ○	SET CHISELED "X" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—//—	WOOD FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊕	ELECTRIC METER
⊙	GAS METER
⊗	WATER METER
⚡	FIRE HYDRANT
⚡	STORM DRAIN INLET

Notes

- FIELD SURVEY PERFORMED IN OCTOBER 2021.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES A MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- BECAUSE NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THIS SURVEY, EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

Purpose of Plat

- SUBDIVIDE ONE EXISTING LOT INTO TWO NEW LOTS AS SHOWN HEREON.
- GRANT EASEMENT AS SHOWN HEREON.

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Proposed Lots 1-A and 1-B, Block 1 of Apodaca and Sedillo Add.

AGIS MAP # L-14-Z

LEGAL DESCRIPTIONS: Lot 1, Block 1 of Apodaca and Sedillo Addition as
filed in Bernalillo County in Map Book C2, Folio 140
dated September 22, 1937.

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

CSI - Cartesian Surveys, Inc.
Applicant/Agent

02/04/2022
Date

Ernest Armijo
Hydrology Division Representative

2/4/2022
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on NA (date).

CSI - Cartesian Surveys, Inc.
Applicant/Agent

02/04/2022
Date

Edwin Bergeron
ABCWUA Representative

2/4/2022
Date

PROJECT # PR-2021-006255

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

February 8, 2022

Development Review Board
City of Albuquerque

Re: Sensitive Site Analysis for Final Plat of Proposed Lots 1-A and 1-B, Block 1 for Apodaca & Sedillo Addition, being comprised of Lot 1, Block 1 Apodaca & Sedillo Addition

Members of the Board:

Cartesian Surveys is acting as an agent for Homewise, Inc. and requests final plat review of our plat to create two (2) new lots from one (1) existing lot by subdivision of Lot 1, Block 1 Apodaca & Sedillo Addition. The property is located at 1400 8th Street SW between Lewis Avenue SW and Bell Avenue SW. The property is currently zoned as MX-T (Mixed-Use Transition). A sketch plat hearing was held on December 1st, 2021 under project number PR-2021-006255.

Floodplains and flood hazard areas: N/A, within Zone X (area with reduced flood risk due to levee) of FEMA classification per FIRMette 35001C0333H effective 8/16/2012 and FIRMette 35001C0334G effective 9/26/2008

Steep Slopes: N/A, relatively level ground on graded and residential site

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

Archeological sites: N/A, less than 5 acres in size.

Thank you for your time and consideration.
Ryan J. Mulhall



Ryan Mulhall <cartesianryan@gmail.com>

1400 8th Street SW Public Notice Inquiry

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Fri, Dec 17, 2021 at 9:43 AM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Barelas NA	Lisa	Padilla	lisa@swop.net	904 3rd Street SW		Albuquerque	NM	87102	5054537154
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com	500 2nd Street SW	#9	Albuquerque	NM	87102	5059299397

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=[cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, December 16, 2021 4:50 PM

To: Office of Neighborhood Coordination <cartesianryan@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

LOT NUMBERED ONE (1) IN BLOCK NUMBERED ONE (1) OF THE APODACA & SEDILLO ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 22, 1937, IN MAP BOOK C2, FOLIO 140.

Physical address of subject site:

[1400 8th Street SW](#)

Subject site cross streets:

8th Street SW and Lewis Ave SW

Other subject site identifiers:

SE corner of 8th and Lewis

This site is located on the following zone atlas page:

L-14-Z



IDOZoneAtlasPage_L-14-Z_Marked.pdf

545K

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Final Plat by Minor Subdivision and accompanying Sidewalk Waiver

Decision-making Body: DRB (Development Review Board)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 1400 8th Street SW

Name of property owner: Homewise, Inc.

Name of applicant: CSI - Cartesian Surveys, Inc. (as Agent)

Date, time, and place of public meeting or hearing, if applicable:

February 16, 2022 at 9AM MST over Zoom meeting (see DRB agenda 02/16/2022 for link)

Address, phone number, or website for additional information:

Please email cartesianryan@gmail.com or call (505) 896-3050

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Ryan Mulhall (Applicant signature) January 28, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 28, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Barelas NA

Name of NA Representative*: Lisa Padilla // Courtney Bell

Email Address* or Mailing Address* of NA Representative¹: lisa@swop.net // liberty.c.bell@icloud.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1400 8th Street SW
Location Description SE Corner of 8th Street SW and Lewis Ave SW
2. Property Owner* Homewise, Inc.
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☒ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Requesting DRB review of our minor subdivision of 1 existing lot into 2 and a sidewalk waiver

along the frontage of Lewis Avenue SW

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: February 9, 2022 at 9AM MST

Location*³: Zoom hearing at link provided on the webpage below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☒ Waiver(s)

Explanation*:

We request a waiver from sidewalk installation along the Lewis frontage for proposed Lot 1-A, Block 1 due to the existing commercial building, which is immediately next to the southerly right-of-way line for Lewis Avenue SW. The existing sidewalk fronting Lot 1-B terminates against this building.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting was held, as there was no expressed interest by the Neighborhoods within the 15 day offer window.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____ 0.0849 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____ Barelas Character Protection Overlay Zone
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
Commercial building on Proposed Lot 1-A, Residential on Proposed Lot 1-B

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ N/A _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

Barelas NA - Notice of Final Plat Submission for 1400 8th Street (PR-2021-006255)

Ryan Mulhall <cartesianryan@gmail.com>
To: lisa@swop.net, liberty.c.bell@icloud.com

Fri, Jan 28, 2022 at 6:17 PM

Hello Barelas Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client Homewise, Inc. under the project number of our Plat (PR-2021-006255).

You may recall we emailed notice of your right to request a neighborhood meeting for this project, and with no response for that meeting we are moving forward to submit the plat to the DRB.

The subject property is located at 1400 8th Street SW at the SE corner of 8th Street SW and Lewis Avenue SW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to place the new lot line to subdivide our existing parcel. We still intend to request a waiver from sidewalk construction along the Lot 1-A frontage with Lewis Ave, and a sidewalk width administrative decision to approve the existing sidewalk along 8th Street as suitable.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on February 16, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)





[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

-  **Emailed-Notice-PubHearing_PR-2021-006255.pdf**
187K
-  **CABQ-Official_pub_notice_F_Plat_PR-2021-006255.pdf**
270K
-  **IDOZoneAtlasPage_L-14-Z_Marked.pdf**
545K
-  **211833_SkPlat_12-28-21.pdf**
8562K

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

February 8, 2022

Development Review Board
City of Albuquerque

Re: Justification of DRB Decision regarding Sidewalk Waiver along Lewis Avenue SW, Administrative Decision on right-of-way width for Lewis Avenue SW, and Administrative Decision on Sidewalk Width along 8th Street SW, all as part of the Final Plat Review for Proposed Lots 1-A and 1-B, Block 1 for Apodaca & Sedillo Addition, being comprised of Lot 1, Block 1 Apodaca & Sedillo Addition

Members of the Board:

Cartesian Surveys is acting as an agent for Homewise, Inc. and requests final plat review of our plat to create two (2) new lots from one (1) existing lot by subdivision of Lot 1, Block 1 Apodaca & Sedillo Addition. We also request a sidewalk waiver along the property frontage with Lewis Ave. SW. The property is located at 1400 8th Street SW between Lewis Avenue SW and Bell Avenue SW. The property is currently zoned as MX-T (Mixed-Use Transition). A sketch plat hearing was held on December 1st, 2021. This letter addresses our request for waiver from installation of sidewalk along Lewis Avenue SW, for an administrative decision to allow the existing right of way width of Lewis Avenue SW, and an administrative decision to allow the existing sidewalk width along 8th Street SW.

Sidewalk Waiver from DPM Requirement for Lewis Avenue S.W.

The subject property has a nonconformity of no sidewalk along the north frontage of proposed lot 1-A. Per the DPM 2-9(B)(2)(i), the property has 1) low-intensity use, and so the installation of sidewalk would not meaningfully contribute to the public welfare along the south side of Lewis Avenue. The sidewalk is of deficient width throughout its length on this side of Lewis Avenue. There are a number of obstructions along the length of sidewalk to the next intersection, quite similar to, but less permeant than, the building along the subject property line. Lewis Avenue SW terminates against the Rio Grande less than 450 feet from our NW lot corner, and less than 450 feet from our NE corner to Barelás St SW, so this mixed-use street does not necessarily need as much connectivity given its existing character.

2) the existing right-of-way for Lewis Avenue is insufficient to accommodate a new sidewalk within (see administrative decision request on this width below).

3) The adjoining sidewalks are non-standard in width, being deficient to the required 4 feet along residential roads themselves.

The main issue at this location is the existing buildings on the subject lot predate the DPM or IDO and are against a right-of-way of deficient width and so demolition of the structures or use of the public right-of-way to introduce sidewalk in this location are both unacceptable solutions. So, we ask for a waiver from the requirement to construct sidewalk along this frontage.

Administrative Decision request for allowing exiting sidewalk width along 8th Street S.W.

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(b) and 6-6(P)(3)(j), justification that the public welfare does not require the prescribed sidewalk width is the sidewalk within curbing and offering ramping varies in width from to 3.7 feet wide at its narrowest, which is typical of the neighborhood. However, the paved surface along the frontage with 8th street allows for pedestrian use along the asphalt surface and exceeds the prescribed 6 feet width. Sidewalk in the neighborhood, varies as the access ramping and parking barriers along the street vary from lot to lot and sometimes even across a single lot, as is the case for our subject property. The existing sidewalk sufficiently serves residents' needs, and foot traffic sees little issue along the existing sidewalk amidst 8th Street SW. There is little need for wider sidewalk on the roadway, which sufficiently provides for pedestrian use and is supplemented by a bike lane and similar sidewalk and bike lane along the opposite side of 8th Street SW.

So, per 6-6(P)(3)(a) expansion of the sidewalk width would come at the expense of either right-of-way width and the bike lane, would contract the existing setbacks for the subject property frontage to a dangerous amount, and is practically unnecessary given the existing sidewalk and paved surface. relocating the landscaping and utilities (cable pedestal and trees) at 1214 Arias Avenue NW. Additionally, release from sidewalk width requirements also avoids unnecessary expenditures and disturbances for construction.

Administrative Decision request for allowing exiting right-of-way width for Lewis Avenue S.W.

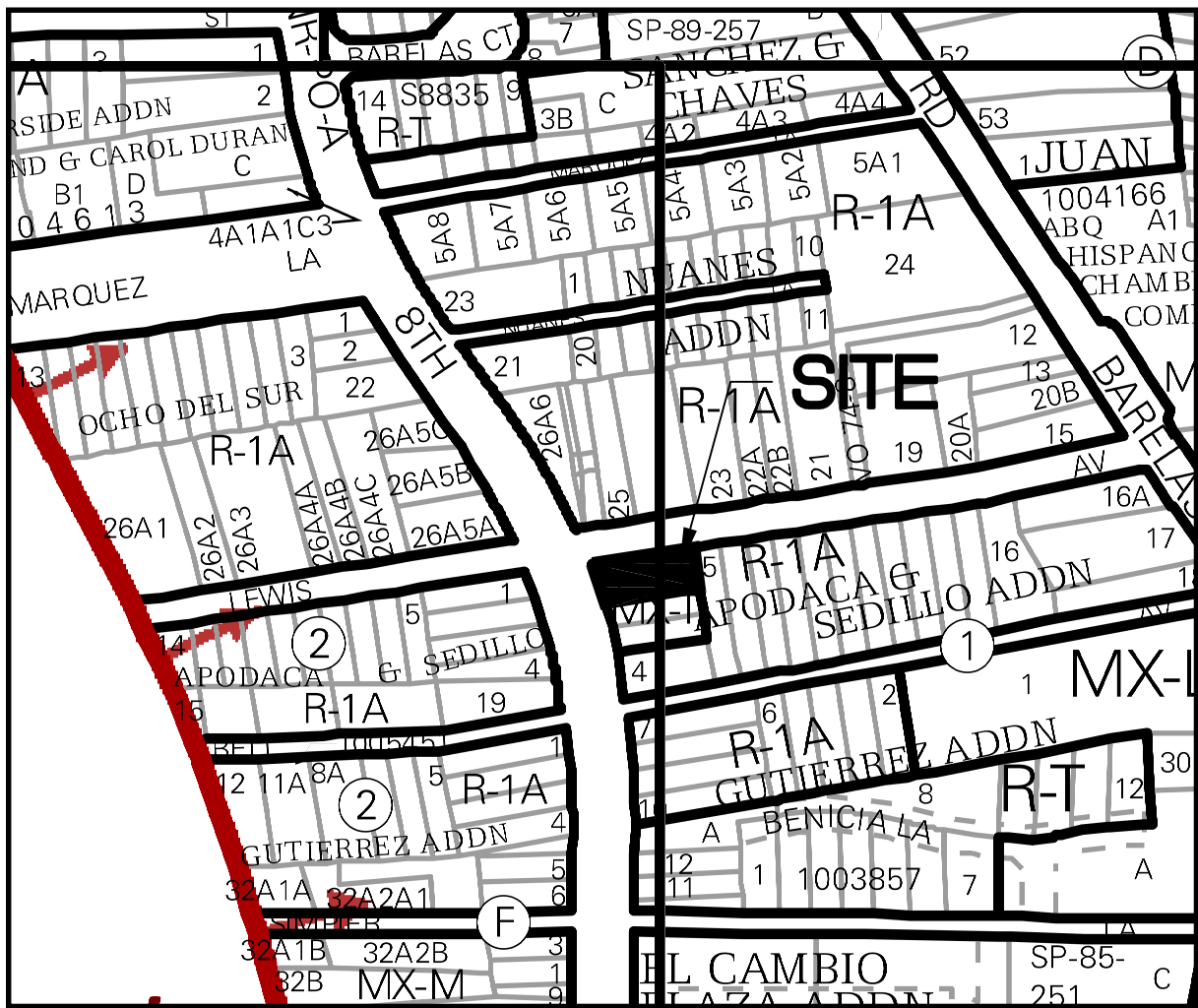
The existing right-of-way width along Lewis Avenue S.W. varies from approximately 32.9 feet to 35 feet in width near our subject property. This is deficient from the DPM required width of 48 feet, per Table 7.4.73 of the DPM, and so we request an administrative decision to allow the existing right-of-way width to be allowed for our final plat.

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(a), there are existing obstructions which cannot be easily relocated to accommodate widening the right-of-way on either side of Lewis Ave. The right-of-way width is in character of the neighborhood in the South Valley, where roadways and residences were in place before IDO and DPM standards.

Per 6-6(P)(3)(b), approval would not materially run contrary to public safety, health, or welfare as the roadway has existed in this state for some time.

Per 6-6(P)(3)(c), approval would not significantly impact surrounding properties materially, as they too are under the same conditions of a deficient right-of-way which would displace their improvements and residences if widened.

Thank you for your time and consideration.
Ryan J. Mulhall



Vicinity Map - Zone Atlas L-14-Z

Indexing Information

Section 29, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Albuquerque Grant
Subdivision: Apodaca & Sedillo Addition
Owner: Homewise, Inc.
UPC #: 101405602648822104

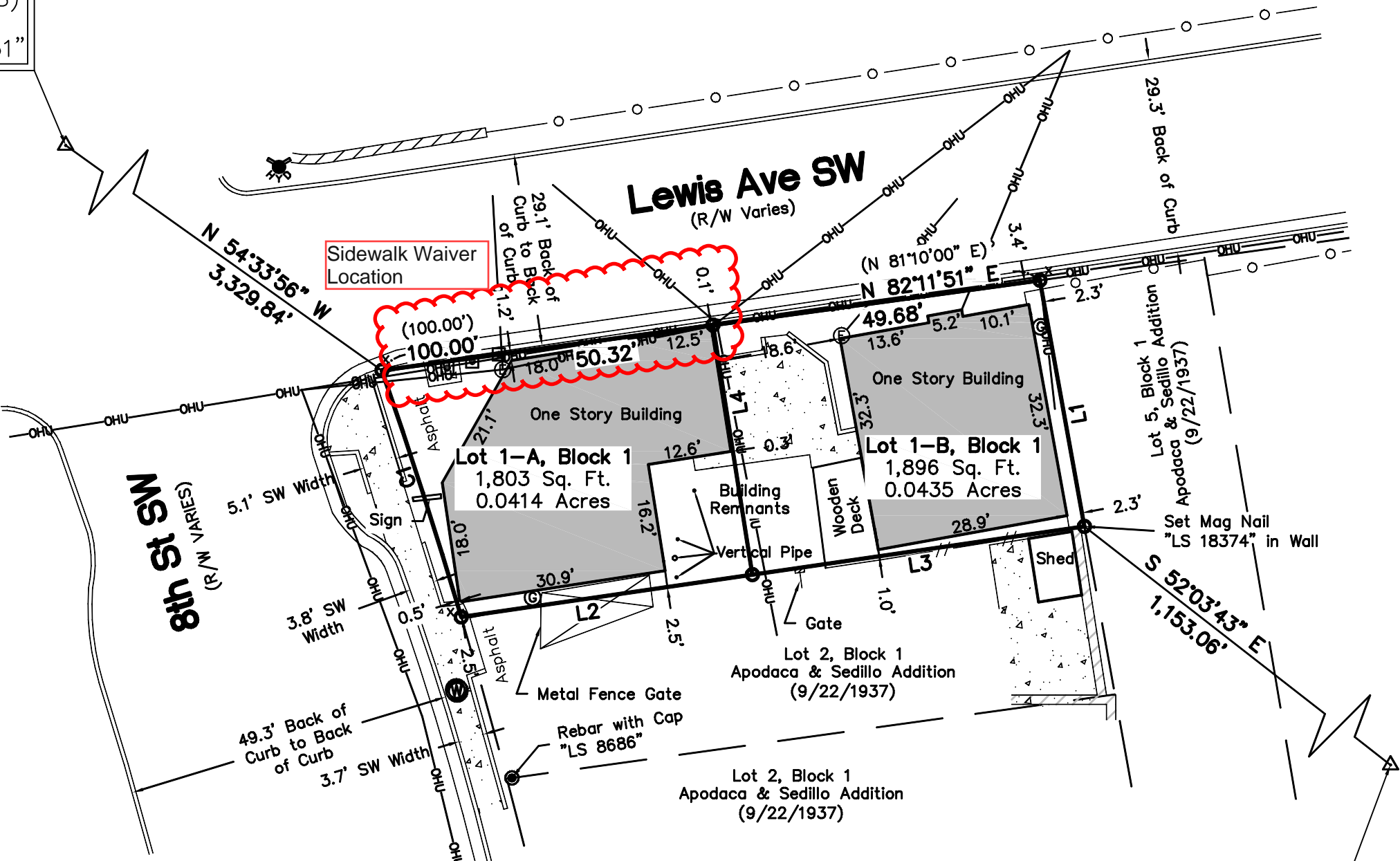
Legal Description

LOT NUMBERED ONE (1) IN BLOCK NUMBERED ONE (1) OF THE APODACA & SEDILLO ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 22, 1937, IN MAP BOOK C2, FOLIO 140.

Documents

- PLAT OF APODACA & SEDILLO ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 22, 1937, IN BOOK C2, PAGE 140.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL, 14, 2021, AS DOCUMENT NUMBER 2021044100.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.00' (39.00')	861.21'	2'35"42"	39.00'	N 17°51'20" W



Easement Notes

NO EASEMENTS SHOWN ON PLAT OF RECORD

Sketch Plat for
Lots 1-A and 1-B, Block 1
Apodaca and Sedillo Addition
Being Comprised of
Lot 1, Block 1
Apodaca and Sedillo Addition
City of Albuquerque
Bernalillo County, New Mexico
November 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/22/1937, C2-140)
●	FOUND MONUMENT AS INDICATED
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▨	CONCRETE
▩	BLOCK WALL
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●	UTILITY POLE
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⊙	GAS METER
⊗	WATER METER
⚡	FIRE HYDRANT
⚡	STORM DRAIN INLET

Notes

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- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES A MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- BECAUSE NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THIS SURVEY, EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

Purpose of Plat

- SUBDIVIDE ONE EXISTING LOT INTO TWO NEW LOTS AS SHOWN HEREON.

Line Table		
Line #	Direction	Length (ft)
L1	S 10°15'42" E (S 08°50'00" E)	37.66' (38.39')
L2	S 81°43'41" W (S 81°10'00" W)	44.29'
L3	S 81°43'41" W (S 81°10'00" W)	50.52'
L4	S 08°59'00" E	38.05'

ACS Monument "10_L14"
NAD 1983 CENTRAL ZONE
X=1519873.633*
Y=1480983.635*
Z=4954.577* (NAVD 1988)
G-G=0.999683551
Mapping Angle=-0°13'53.32"

*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Carl Davis, Construction Manager
Homewise, Inc.
1301 Silver Road, Building D
Santa Fe, NM 87507

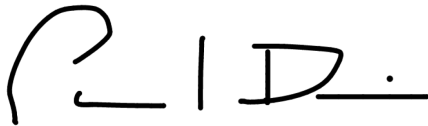
City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, Carl Davis, Construction Manager for Homewise, Inc. do hereby give authorization to Cartesian Surveys Inc. to act as our agent for the subdivision platting action and obtaining documentation, certificates, or waivers from the city needed for the platting action in regards to the subdivision plat and sidewalk waiver for existing Lot 1, Block 1 of Apodaca & Sedillo Addition. Said lots are located at the southeast corner of 8th Street SW and Lewis Avenue SW.

Thank You,

A handwritten signature in black ink, appearing to read 'C. Davis'.

Carl Davis, Construction Manager
Homewise, Inc.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:	DRB Waiver (from Sidewalk)	
Decision-making Body:	DRB (Development Review Board)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page

PART II – DETAILS OF REQUEST

Address of property listed in application:	1400 8th Street SW
Name of property owner:	Homewise, Inc.
Name of applicant:	CSI - Cartesian Surveys, Inc. (as agent)
Date, time, and place of public meeting or hearing, if applicable:	TBD, if requested.
Address, phone number, or website for additional information: cartesianryan@gmail.com or call (505) 896-3050	

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Ryan Mulhall (Applicant signature) January 13, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Offer of Neighborhood Meeting for Intended Request of Sidewalk Waiver at 1400 8th Street SW [PR-2021-006255]

Ryan Mulhall <cartesianryan@gmail.com>
To: lisa@swop.net, liberty.c.bell@icloud.com

Thu, Jan 13, 2022 at 1:55 PM

Good afternoon,

As part of our client's proposed subdivision of an existing lot to two new lots, we are also requesting a waiver from sidewalk construction along the frontage of Lewis Avenue SW for the lot, where an existing commercial building lies along the property line. Before we may begin with the submission of our application [PR-2021-006255], the city requires that we contact the neighborhood association(s) in the area to offer a neighborhood meeting to discuss the potential impact of this proposed waiver.

The lots we are looking for a waiver on and to eventually subdivide are located along the southwest corner of 8th Street SW and Lewis Avenue SW. The waiver is requesting that the city not require the owner to commit to sidewalk construction along the Lewis Ave. frontage with proposed Lot 1-A, which would likely require demolition of part of the existing commercial building in this location to accommodate the new sidewalk. The sidewalk situation has been an existing condition for a long time, and as a property within the Barelas Character Protection Overlay zone would be a significant change to the neighborhood character to demolish such a large portion of an existing building. The sidewalk along this side of the street has a number of protrusions and width changes west of our subject property as well, and so construction of the sidewalk we are looking to waive would likely not strongly benefit the neighborhood as the requirements generally intend.

In consenting to this sidewalk waiver, our client can redevelop the property and ultimately revitalize an underdeveloped and disused property, removing a prominent eyesore from the neighborhood.

Please see the attached PDFs and if you have any comments or concerns you may contact us. We felt it might also help to view in google street view, so I have attached a screenshot of the view to the west, just in front of proposed Lot 1-B.

If you wish to request a neighborhood meeting be held after addressing questions with us, you have 15 days from the sending of this email to let us know and we will begin the process of scheduling one with the city. Please let us know your neighborhood association is agreeable to the proposed sidewalk waiver or take no action.



Thank you,
Ryan Mulhall

--

CSI - Cartesian Surveys, Inc.

PO Box 44414

Rio Rancho NM 87174


(p)505-896-3050

(f)505-891-0244


www.cartesiansurveys.com

Email: cartesianryan@gmail.com

4 attachments

 **CABQ-Official_pub_notice_SW_Waiver_PR-2021-006255.pdf**
270K

 **NeighborhoodMeetingRequest-Print&Fill.pdf**
188K

 **IDOZoneAtlasPage_L-14-Z_Marked.pdf**
545K

 **211833_SkPlat_marked.pdf**
8364K

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: January 13, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Barelas Neighborhood Association

Name of NA Representative*: Lisa Padilla // Courtney Bell

Email Address* or Mailing Address* of NA Representative¹: lisa@swop.net // liberty.c.bell@icloud.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: cartesianryan@gmail.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1400 8th Street SW
Location Description SE Corner of 8th Street and Lewis Avenue SW
2. Property Owner* Homewise, Inc.
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☒ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

We are subdividing an existing lot into two new lots, and requesting a sidewalk
wavier along the frontage with Lewis Avenue SW

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:
Please contact cartesianryan@gmail.com or call (505) 896-3050 for more information

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} L-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☒ Waiver(s)
Explanation:
We are requesting a waiver from sidewalk along the Lewis frontage with proposed Lot 1-A, Block 1
due to the existing commercial building, which is immediately next to the southerly right-of-way
line for Lewis Avenue SW. The existing sidewalk fronting Lot 1-B terminates against this building.
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.0849 acres
- b. IDO Zone District _____
- c. Overlay Zone(s) [if applicable] Barelas Character Protection Overlay zone
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] Commerical building on Proposed Lot 1-A, Residential on Proposed Lot 1-B

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: N/A [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>